

ADDENDUM #2

Department of Buildings and General Services Property Management Services Division

REQUEST FOR PROPOSALS

To buy, lease, subdivide, convert to condominiums, or any combination thereof, the real property located at: 1193 North Avenue, Burlington, Vermont and commonly known as the former Thayer School building

Date of original RFP: October 8, 2008

Date of Addendum #1: November 20, 2008

Date of Addendum #2: January 9, 2009

TO ALL POTENTIAL BIDDERS:

This Addendum consists of 2 pages

Acknowledge receipt of this Addendum by entering its number and date on the Proposal Form. This Addendum forms a part of the Contract Documents and modifies them as follows:

Item

1. **There will be a second MANDATORY walk-through at 9:00 a.m. on Thursday, January 15, 2008.** A representative of the state's Division for Historic Preservation will be present to answer questions regarding their requirements and expectations. Each potential bidder must have at least 1 (one) representative present at the walk-through to retain eligibility to submit a proposal. A sign-in sheet will be circulated at the walk-through to document attendance. It is the responsibility of each attendee to sign in.
2. New deadline for the submission of proposals: **2:00 p.m. Thursday, February 19, 2009.**
3. The attached "Statement of Interest from Historic Preservation" is hereby incorporated into and made a part of the RFP.

Statement of Interest from the Division for Historic Preservation

re: the former “Thayer School” property at 1193 North Avenue

Following a physical inspection of the site, the state’s Division for Historic Preservation has approved the following general description of their interest in the property at 1193 North Avenue. Historic Preservation will attend a second walk-through of the property on **Thursday, January 15 at 9:00 a.m.**, and will be available for discussion, clarification, and questioning at that time.

The S. W. Thayer School is a historically significant property designed by the noted Burlington architectural firm Freeman French Freeman. It was one of the first schools in the state built in a modernist design according to emerging educational theories. Drawing partly from educational philosophies espoused by Burlington native John Dewey, the design of these new schools was intended to make the buildings more welcoming to children. One-story construction and lower interior ceilings brought the buildings closer to the child’s scale. Classrooms that jut out from the west elevation of the main section of the building allowed natural light from 2 sides and enabled each classroom to have a door directly to the outside to emphasize a connection to the natural world. Open classrooms allowed the furniture to be arranged in circles or small groups and easily reconfigured to the “traditional” rows to accommodate different styles of both teaching and learning. L-shaped classrooms allowed the teacher to work with individual students or a small group without disturbing the main class in the larger portion of the room.

The Division for Historic Preservation is primarily interested in preserving the massing, the exterior façade, and the footprint of the original section of the building, which is the portion fronting North Avenue. Most of the interior fixtures and treatments, other than the ceramic tiled walls in the main corridor, have already been removed, replaced, or otherwise compromised, so they would not need to be preserved. In deference to local ordinances that may require street-side access to retail space, some flexibility will be afforded in considering requests such as the conversion of existing window openings into doorways, provided that there is not a substantial alteration to the overall presentation of the façade.